

Project Narrative NEC Raintree Drive and Loop 101 Frontage Road

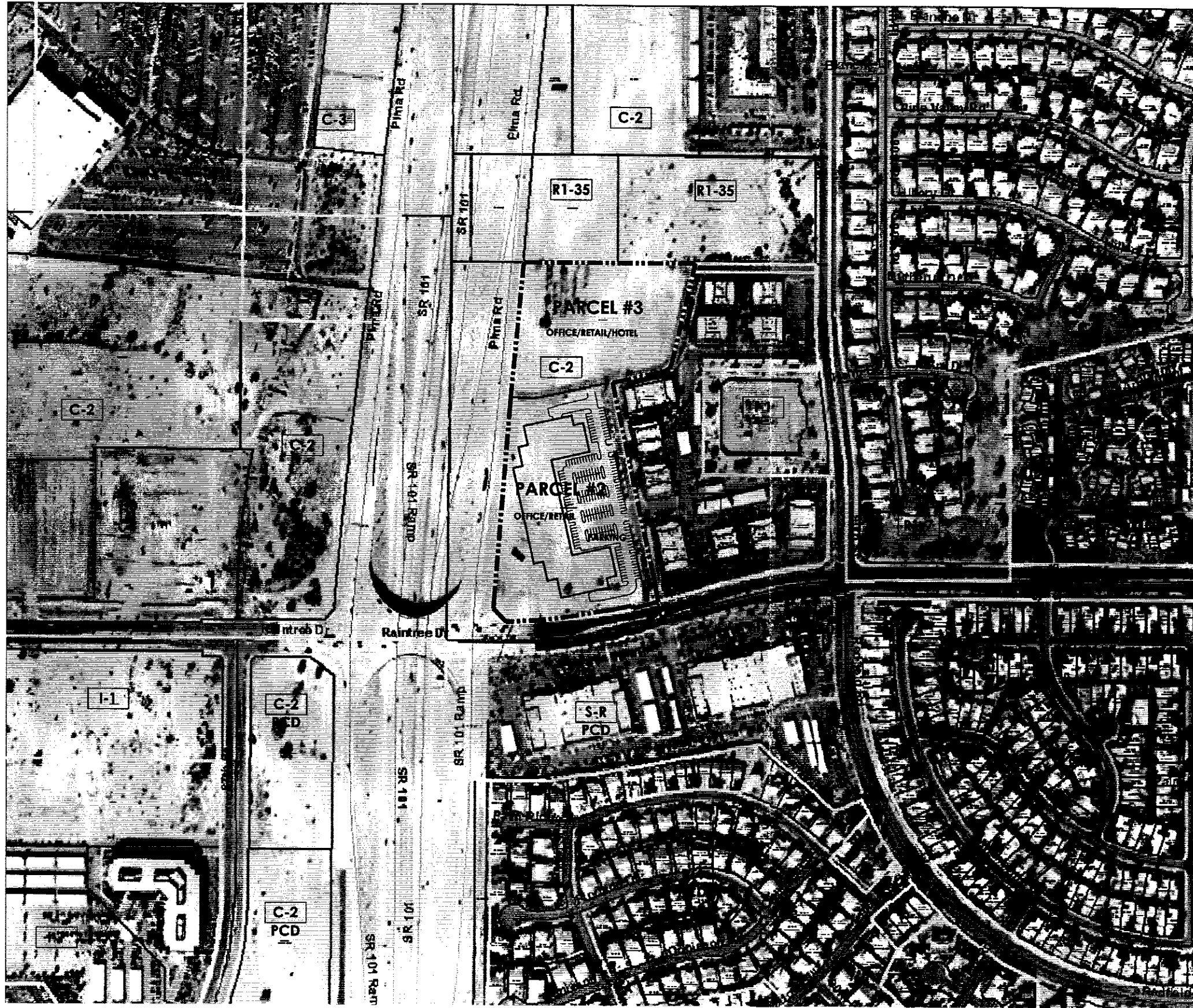
This application concerns the approximate 11.5 acre property located at the northeast corner of Raintree Drive and the Loop 101 frontage road. In 1998 the property was rezoned, in case 33-ZN-97#2, from I-1 to C-2, subject to several stipulations. Stipulation number 1 from case 33-ZN-97#2 requires conformance to the approved site plan, which shows retail uses in the southern portion of the property and a three-story hotel in the northern portion of the property. This application seeks to modify the stipulations from case number 33-ZN-97#2 to permit development consistent with the new site plan submitted herewith. (No rezoning is being requested.)

Under the new site plan, the immediate corner of Raintree and the 101 frontage road will be developed with a three-story, approximate 235,000-square foot office building on approximately seven acres. To the east are single-story, low-scale office buildings and 90th Street. All parking, which will be on-site, will comply with Scottsdale's Zoning Ordinance and will consist of at-grade parking and an underground structure.

For the northern portion of the property, Cavan has proposed future development which, depending on market conditions, will comprise one or more of the following uses: Office, Retail, and Hotel. All parking for this site shall be on-site either through at-grade parking or with support of a parking structure. Shared parking may be requested with the adjacent office parcels during the Development Review Board (DRB) process. If such a request is made, a shared parking model will be submitted to the DRB for approval.

Stipulation number 1 from case 33-ZN-97#2 must be modified to permit development consistent with the new site plan. Other stipulations also need to be modified or deleted to reflect the updated site plan, changed conditions at the property, or that certain stipulation requirements have already been met. We would appreciate the opportunity to meet with Staff to discuss these possible changes in greater detail.

We believe this request is consistent with the intent of the General Plan's Regional Use Overlay designation on the property, allowing for a mixed-use employment core that will provide neighborhood and regional economic benefits. The new site plan is designed to offer the type of high-quality mixed-use project that is highly desirable in the Pima Freeway corridor.



Raintree Corporate Center III & IV
 NEC Raintree Drive & 101 Frontage Road
 Scottsdale, Arizona

Context Aerial Site Plan

PATRICK HAYES ARCHITECTURE

Cavan Management

33-ZN-1997#3
 7-16-04

07.15.04

